159.0	0011	0023.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	834,600	/	834,600
USE VALUE:	834,600	/	834,600
ASSESSED:	834,600	/	834,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
186		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEN CHONGZI
Owner 2:	
Owner 3:	
Street 1:	186 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DONNELLY SHAWN C -
Owner 2:	MEANY MAEVE G -
Street 1:	186 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .148 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Clapboard Exterior and 1976 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6458.000	405,000		429,600	834,600
Total Card	0.148	405,000		429,600	834,600
Total Parcel	0.148	405,000		429,600	834,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.37 | /Parcel: 422.37

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	106334
GIS Ref	
GIS Ref	
Insp Date	05/29/15

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0023.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	405,000	0	6,458.	429,600	834,600		Year end	12/23/2021
2021	101	FV	393,800	0	6,458.	429,600	823,400		Year End Roll	12/10/2020
2020	101	FV	393,900	0	6,458.	429,600	823,500	823,500	Year End Roll	12/18/2019
2019	101	FV	294,700	0	6,458.	429,600	724,300	724,300	Year End Roll	1/3/2019
2018	101	FV	294,700	0	6,458.	362,100	656,800	656,800	Year End Roll	12/20/2017
2017	101	FV	294,700	0	6,458.	331,400	626,100	626,100	Year End Roll	1/3/2017
2016	101	FV	294,100	0	6,458.	282,300	576,400	576,400	Year End	1/4/2016
2015	101	FV	193,700	0	6,458.	245,500	439,200	439,200	Year End Roll	12/11/2014

!12475!

PRINT

Date	Time
12/30/21	14:51:10

LAST REV

Date	Time
09/07/16	10:33:40
apro	

USER DEFINED

Prior Id # 1:	106334
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12475

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONNELLY SHAWN	62539-21		8/28/2013	Change>Sale	475,575	No	No		
MITCHELL SUZANN	54566-20		4/20/2010		414,000	No	No		
MODEN SCOTT & D	33338-296		7/30/2001		312,000	No	No		
MC SWEENEY KELL	31544-255		6/7/2000		251,000	No	No		
CANNON JAMES	26309-468		1/7/1999	Convenience	1	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/21/2014	515	Heat App	12,000					
2/19/2014	131	Addition	65,000	O				
2/18/2014	120	New Wind	16,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2015	Meas/Inspect	PC	PHIL C
6/19/2014	Info Fm Prmt	PC	PHIL C
3/12/2014	Info Fm Prmt	EMK	Ellen K
3/12/2014	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	336	PATRIOT
10/22/2001	MLS	MM	Mary M
9/24/2000	MLS	MM	Mary M
1/6/2000	Inspected	276	PATRIOT
12/9/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6458		Sq. Ft.	Site		0	70.	0.95	7									429,620						429,600	

Total AC/HA:	0.14826	Total SF/SM:	6458	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	429,620	Spl Credit		Total:	429,600

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	OLIVE		
View / Desir:			

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

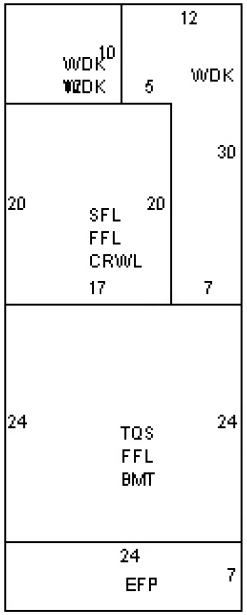
OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

SCUTTLE HOLE, OF=SINK IN BMT. PDAS.

SKETCH



RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.27203798
Const Adj.:	0.98598063
Adj $ / SQ:	169.318
Other Features:	101694
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	454088
Depreciation:	49041
Depreciated Total:	405046

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	169.32
Special Features:	0	Val/Su Net:	123.78
Final Total:	405000	Val/Su SzAd	239.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	916	169.320	155,095
BMT	Basement	576	81.270	46,813
WDK	Deck	500	7.890	3,944
TQS	3/4 Story	432	169.320	73,145
CRWL	Crawl Space	340	25.400	8,635
SFL	Second Floor	340	169.320	57,568
EFP	Enclos Porch	168	42.820	7,194

Net Sketched Area:	3,272	Total:	352,394
Size Ad 1688	Gross Area 3416	FinArea	1976

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0023.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc